



## REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 213-063 / 13335-0000-00269  
Date Received: 12/3/13  
Application Accepted By: SP & ET Fee: \$10,130  
Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 7345 Reynolds Crossing Drive, Reynoldsburg, Ohio Zip 43068  
Is this application being annexed into the City of Columbus ☐ Yes ☐ No (circle one)  
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 550-257916, 550-283807, 550-285183, 550-283427

☒ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) PUD-6 Requested Zoning District(s) PUD 6 and L-R-2

Area Commission Area Commission or Civic Association: Far East Area Commission

Proposed Use or reason for rezoning request: To change part of the property to single family homes on platted lots, resulting in a reduction of 13 homes overall. 15 dwelling units (continue on separate page if necessary)

Proposed Height District: 35 feet Acreage 22.193 acres ±

[Columbus City Code Section 3309.14]

### APPLICANT:

Name Dominion Homes, Inc.  
Address 4900 Tuttle Crossing Blvd. City/State Dublin, Ohio Zip 43016  
Phone # 614-356-5000 Fax # 614-356-6801 Email mcallahan@dominionhomes.com

### PROPERTY OWNER(S):

Name Dominion Homes, Inc.  
Address 4900 Tuttle Crossing Blvd. City/State Dublin, Ohio Zip 43016  
Phone # 614-356-5000 Fax # 614-356-6801 Email mcallahan@dominionhomes.com

☒ Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Robert A. Meyer, Jr. Esq., Porter Wright Morris & Arthur  
Address 41 South High Street City/State Columbus, Ohio Zip 43215  
Phone # 614-227-2096 Fax # 614-227-2100 Email: rmeyer@porterwright.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Robert A. Meyer, Jr., ATTORNEY FOR DOMINION HOMES, INC.

PROPERTY OWNER SIGNATURE Robert A. Meyer, Jr., ATTORNEY FOR DOMINION HOMES, INC.

ATTORNEY / AGENT SIGNATURE Robert A. Meyer, Jr.

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer

ADDITIONAL PARCEL NUMBERS

550-288190-00  
550-289171-00  
550-288105-00  
550-290516-00  
550-289217-00  
550-289384-00  
550-291727-00  
550-291439-00  
550-289532-00  
550-289868-00  
550-291560-00  
550-276119-00

Additional Property Owners

Name: Grand Reserve at Reynolds Crossing Condominium Association  
Address: P.O. Box 395  
Grove City, OH 43146

Name: Eugene P. and Lavina F. Goff  
Address: 7343 Reynolds Crossing Drive  
Reynoldsburg, Ohio 43068

Name: Joseph T. Dehus  
Address: 7337 Reynolds Crossing Drive  
Reynoldsburg, Ohio 43068

Name: Barbara J. Shivener, Trustee  
Address: 91 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: Renee R. and Ronald A. Behary  
Address: 107 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: Yvette Barnes  
La-Tasha J. Greene  
Address: 115 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: Aaron D. and Janet E. Howard-Miller  
Address: 131 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: Yevsey and Asya Zhivotovsky  
Address: 171 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: David W. and Elizabeth B. Queenan  
Address: 139 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: Jerry O. and Brenda L. Mullins  
Address: 147 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: Nanci L. Hess  
Address: 155 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: Emma Barnes  
Address: 163 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: Ivan C. Richardson, Sr.  
Daisy W. Richardson  
Address: 156 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: Patricia A. Jones  
Address: 164 Sandrala Drive  
Reynoldsburg, Ohio 43068

Name: Roy B. and Cathy Weaver  
Address: 196 Sandrala Drive #31  
Reynoldsburg, Ohio 43068

Name: City of Columbus Ohio  
Address: Real Estate Management Office  
90 West Broad Street, Room 425



## REZONING APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

### AFFIDAVIT

(See instruction sheet)

APPLICATION # 213-063

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Robert A. Meyer, Jr., duly authorized attorney  
of (1) MAILING ADDRESS Porter Wright Morris & Arthur 41 South High Street, Columbus, Ohio 43215  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a  
list of the name(s) and mailing address(es) of all the owners of record of the property located at  
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 7345 Reynolds Crossing Drive, Reynoldsburg, Ohio 43068  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) 12/3/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS  
☒ Check here if listing additional property owners  
on a separate page.

(4) Dominion Homes, Inc.  
4900 Tuttle Crossing Blvd.  
Dublin, Ohio 43016

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Dominion Homes, Inc.  
614-356-5000

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Far East Area Commission  
Larry Marshall, Zoning Chair  
2500 Park Crescent Drive  
Columbus, Ohio 43232

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8) Robert A. Meyer Jr.  
3rd day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Cynthia L. Karnes  
September 1, 2017

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



CYNTHIA L. KARNES  
Notary Public, State of Ohio  
My Commission Expires 09-01-17

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**APPLICANT**

Dominion Homes, Inc.  
4900 Tuttle Crossing Blvd.  
Dublin, Ohio 43016

**PROPERTY OWNER**

Dominion Homes, Inc.  
4900 Tuttle Crossing Blvd.  
Dublin, Ohio 43016

**ATTORNEY**

Robert A. Meyer, Jr.  
Porter Wright Morris & Arthur LLP  
41 South High Street  
Columbus, Ohio 43215

**AREA COMMISSION OR  
NEIGHBORHOOD GROUP**

Far East Area Commission  
Chair, Zoning Committee  
Larry Marshall  
2500 Park Crescent Drive  
Columbus, Ohio 43232

**SURROUNDING PROPERTY OWNERS**

Douglas N. and Jean Gray  
7284 Woodlow Drive  
Reynoldsburg, Ohio 43068

Buakhao Bounyasith  
7294 Woodlow Drive  
Reynoldsburg, Ohio 43068

John A. Runyan, Trustee  
R. Nadine Runyan, Trustee  
109 Vista Drive  
Montezuma, IA 50171

Steve R. and Kathy A. Graves  
7312 Woodlow Drive  
Reynoldsburg, Ohio 43068

Patricia L. Stevens  
Albert A. French, Jr.  
7322 Woodlow Drive  
Reynoldsburg, Ohio 43068

Mark and Melissa Wojciechowski  
7330 Woodlow Drive  
Reynoldsburg, Ohio 43068

Abby C. Riddlebaugh  
7340 Woodlow Drive  
Reynoldsburg, Ohio 43068

Debra S. Gall  
7348 Woodlow Drive  
Reynoldsburg, Ohio 43068

Robert A. and Mia I. Byrne  
7358 Woodlow Drive  
Reynoldsburg, Ohio 43068

Gregory & Mary Ann Ammerman  
7366 Woodlow Drive  
Reynoldsburg, Ohio 43068

William and Terri L. Maxwell  
7376 Woodlow Drive  
Reynoldsburg, Ohio 43068

Robyn H. McGarvey  
7384 Woodlow Drive  
Reynoldsburg, Ohio 43068

Craig W. Roll  
7394 Woodlow Drive  
Reynoldsburg, Ohio 43068

R. Richard and Donna L. Atwood  
7402 Woodlow Drive  
Reynoldsburg, Ohio 43068

Misha C. McNeil  
341 Instone Drive  
Reynoldsburg, Ohio 43068

213-003

George A. Snyder, Trustee  
Dianne K. Snyder, Trustee  
347 Instone Drive  
Reynoldsburg, Ohio 43068

Ralph C. and Judith Howle  
4005 Stonebridge Circle  
Yukon, OK 73099

William H. and Tracey L. McCrea  
320 Jonell Lane  
Reynoldsburg, Ohio 43068

Lerby and Juan Alvarado  
7246 Tomahawk Trail  
Reynoldsburg, Ohio 43068

Natasha Bowman  
7240 Tomahawk Trail  
Reynoldsburg, Ohio 43068

Paul D. and Elyse M. Chambers  
1757 Dorsetshire Road  
Columbus, Ohio 43229

Nicky Thein M. Htun  
351 Fallriver Drive  
Reynoldsburg, Ohio 43068

Kenneth N. and June C. West  
363 Fallriver Drive  
Reynoldsburg, Ohio 43068

Evelyn A. Watts  
1001 Parkview Blvd. #217  
Columbus, Ohio 43219

Leonard J. Dubois, Jr.  
Tina L. Dubois  
101 Pleasant View Drive  
Blacklick, Ohio 43004

Metro Properties Inc.  
6195 Deeside Drive  
Dublin, Ohio 43017

Alex S. Childers  
140 Wickfield Road  
Blacklick, Ohio 43004

Salvatore M. and Toni Leonetti  
139 Wickfield Road  
Blacklick, Ohio 43004

Ralph R. Perdue, Jr., Trustee  
Gaye M. Adkins, Trustee  
117 Wickfield Road  
Blacklick, Ohio 43004

John L. Stelzer  
Teria L. Myer  
256 Kingsmeadow Lane  
Blacklick, Ohio 43004

Dale K. and Helen C. Tyler  
258 Kingsmeadow Lane  
Blacklick, Ohio 43004

Timothy E. Digenova  
257 Kingsmeadow Lane  
Blacklick, Ohio 43004

John C. and Heather N. Kohl  
251 Kingsmeadow Lane  
Blacklick, Ohio 43004

Susan R. Rieger  
136 E. Royal Farm  
Blacklick, Ohio 43004

Veronica E. Sowell  
138 E. Royal Farm  
Blacklick, Ohio 43004

Nancy E. Bowling  
140 E. Royal Farm  
Blacklick, Ohio 43004

Gary A. and Diana J. Fidler  
142 E. Royal Farm  
Blacklick, Ohio 43004

Charles R. and Vicky L. Shank  
144 E. Royal Farm  
Blacklick, Ohio 43004

David B. Kirsch  
146 E. Royal Farm  
Blacklick, Ohio 43004

John M. and Sharon L. Bobo  
148 E. Royal Farm  
Blacklick, Ohio 43004

Sherrie L. and Ralph J. Litscher  
150 E. Royal Farm  
Blacklick, Ohio 43004

Jennifer L. Cotner  
154 E. Royal Farm  
Blacklick, Ohio 43004

Secretary of Veteran Affairs  
1240 East 9<sup>th</sup> Street  
Cleveland, Ohio 44199

Vikki R. Michalski  
160 E. Royal Farm  
Blacklick, Ohio 43004

Kingswood Farm HOA  
c/o H. Richards  
180 E. Royal Farm  
Blacklick, Ohio 43004

Edward and Constance Tellings  
7570 Asden Court  
Reynoldsburg, Ohio 43068

Michael A. Ornstein, et. al.  
2200 S. Ocean Lane  
Ste. 902  
Ft. Lauderdale, Florida 33316

Dominion Homes, Inc.  
4900 Tuttle Crossing Blvd.  
Dublin, Ohio 43016

Reynolds Crossing Master Assoc.  
P.O. Box 395  
Grove City, Ohio 43123

City of Columbus  
Ohio Real Estate Mgmt. Office  
90 West Broad Street, Room 425  
Columbus, Ohio 43215

Barbara J. Shivener, Trustee  
150 Brice Road  
Reynoldsburg, Ohio 43068

Janet K. Fisher  
99 Sandrala Drive  
Reynoldsburg, Ohio 43068

Martha J. George  
123 Sandrala Drive  
Reynoldsburg, Ohio 43068

Eugene P. and Lavina F. Goff  
7343 Reynolds Crossing Drive  
Reynoldsburg, Ohio 43068

Donna and Bob Hasson  
7349 Reynolds Crossing Drive  
Reynoldsburg, Ohio 43068

Aaron and Janet Howard-Miller  
131 Sandrala Drive  
Reynoldsburg, Ohio 43068

Keith E. Alleger  
216 Spinosa Street  
Reynoldsburg, Ohio 43068

Tigist S. Getaneh  
Fekadu Endale  
210 Spinosa Street  
Reynoldsburg, Ohio 43068

Thelma Baber-White  
204 Spinosa Street  
Reynoldsburg, Ohio 43068

Jeffrey S. Cameron  
198 Spinosa Street  
Reynoldsburg, Ohio 43068

Marcus A. and Mary P. Casey  
192 Spinosa Street  
Reynoldsburg, Ohio 43068

Marsha A. Hess  
186 Spinosa Street  
Reynoldsburg, Ohio 43068

Jocelyn M. Vastano  
222 Spinosa Street  
Reynoldsburg, Ohio 43068

Candice Gill  
228 Spinosa Street  
Reynoldsburg, Ohio 43068

Kimberly R. Robinson  
234 Spinosa Street  
Reynoldsburg, Ohio 43068

Lizabeth R. Williams  
240 Spinosa Street  
Reynoldsburg, Ohio 43068

Godfred F. and Olivia E. Adomako  
7191 Serenoa Drive  
Reynoldsburg, Ohio 43068

Rachel J. Amey  
7185 Serenoa Drive  
Reynoldsburg, Ohio 43068

Arrianne N. Washington  
7179 Serenoa Drive  
Reynoldsburg, Ohio 43068



Nhut T. Truong  
7178 Serenoa Drive  
Reynoldsburg, Ohio 43068

Christopher J. Reed  
7248 Calusa Drive  
Reynoldsburg, Ohio 43068

Pirit Peach  
158 Shallotte Drive  
Reynoldsburg, Ohio 43068

Shaundria M. Moore  
183 Shallotte Drive  
Reynoldsburg, Ohio 43068

James W. Taylor, II  
Erin Taylor  
184 Endora Street  
Reynoldsburg, Ohio 43068

Kimberly Kelley  
194 Endora Street  
Reynoldsburg, Ohio 43068

Danyelle Stagg  
200 Endora Street  
Reynoldsburg, Ohio 43068

Jean-Medard Kodja  
206 Endora Street  
Reynoldsburg, Ohio 43068

David N. and Colleen E. Smith  
195 Endora Street  
Reynoldsburg, Ohio 43068

Premaverra Combs  
185 Endora Street  
Reynoldsburg, Ohio 43068

Emma Barnes  
163 Sandrala Drive  
Reynoldsburg, Ohio 43068

Roy B. and Cathy Weaver  
196 Sandrala Drive  
Reynoldsburg, Ohio 43068

Nanci L. Hess  
155 Sandrala Drive  
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147 Sandrala Drive  
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David W. & Elizabeth B. Queenan  
139 Sandrala Drive  
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Ivan C. & Daisy W. Richardson  
156 Sandrala Drive  
Reynoldsburg, Ohio 43068

Yevsey and Asya Zhivotovsky  
171 Sandrala Drive  
Reynoldsburg, Ohio 43068



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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # 213-063

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert A. Meyer, Jr.  
of (COMPLETE ADDRESS) Porter Wright Morris & Arthur 41 South High Street, Columbus, Ohio 43215  
deposes and states that (he/she) is the ~~XXXXXXXXXXXXXX~~ DULY AUTHORIZED ATTORNEY FOR SAME and the  
following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which  
is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Dominion Homes, Inc. 4900 Tuttle Crossing Blvd. Dublin, Ohio 43016 Employees: 40 Contact: Robert A. Meyer, Jr. (614) 227-2096	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robert A. Meyer, Jr.

Subscribed to me in my presence and before me this 3rd day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Cynthia L. Karnes

My Commission Expires:

September 1, 2017

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



CYNTHIA L. KARNES  
Notary Public, State of Ohio  
My Commission Expires 09-01-17

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# City of Columbus Zoning Plat



213-063

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 550257916 +

Zoning Number: 7345

Street Name: REYNOLDS CROSSING DR

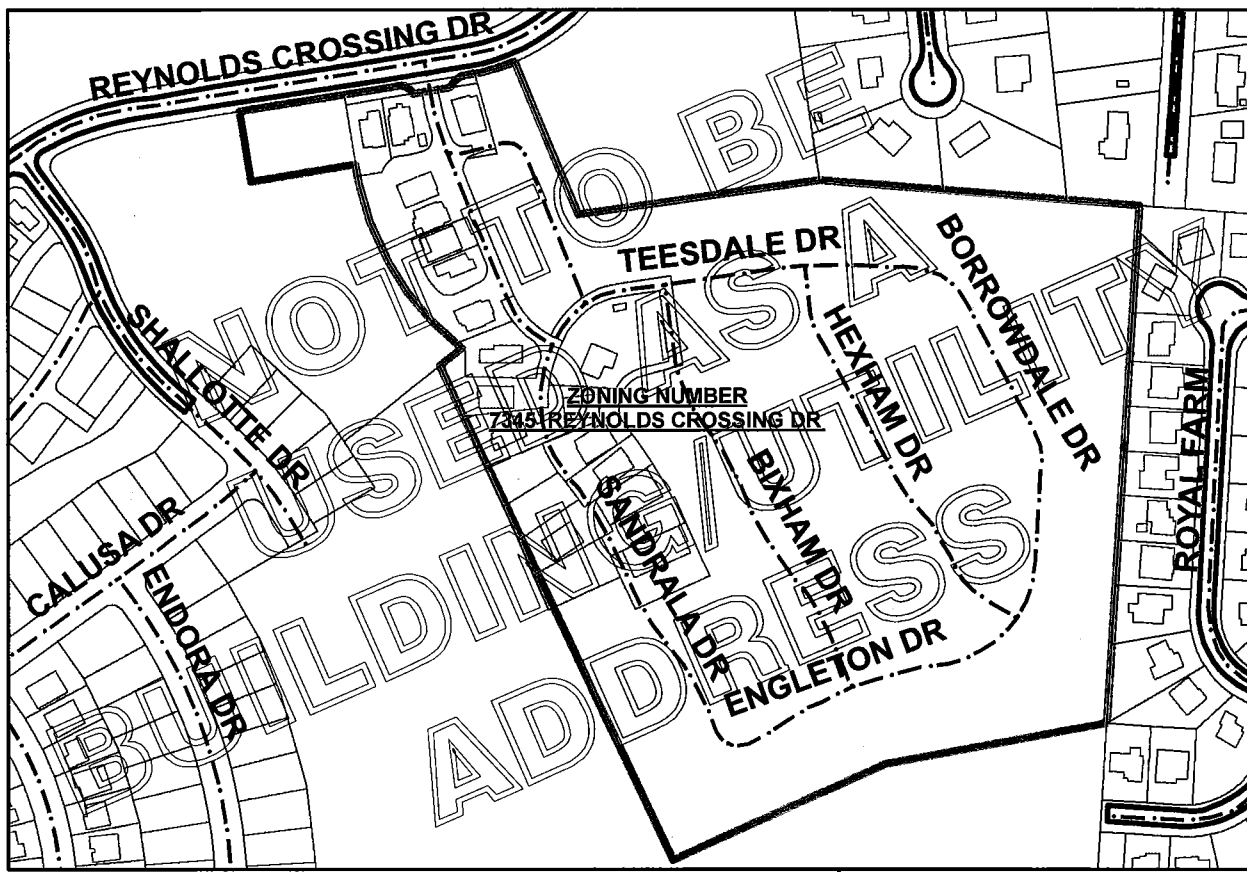
Lot Number: N/A

Subdivision: N/A

Requested By: PORTER, WRIGHT, MORRIS & ARTHUR (REBECCA MOTT)

Issued By: *Adriana Williams*

Date: 9/11/2013



SCALE: 1 inch = 300 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 14172

**DESCRIPTION OF A 9.397 ACRE TRACT OF LAND  
SUB-AREA "A"**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township I, Range 16, United States Military Lands, and being 9.397 acres out of that original 110.490 acre tract of land as conveyed to Dominion Homes, Inc. by deeds of record in Instrument Number 200309260308722 and Instrument Number 200309260308723, all records can be found at the Recorder's Office, Franklin County, Ohio, said 9.397 acres being more particularly bounded and described as follows:

Beginning at the southwesterly corner of that 4.660 acre tract as conveyed to Michael A. Ornstein, Trustee by deed of record in Instrument Number 200502180030603;

Thence N 82° 06' 48" E with the southerly line of said 4.660 acre tract a distance of 130.58 feet to a point;

Thence across said original 110.490 acre tract, the following courses;

S 39° 44' 47" E, a distance of 150.72 feet to a point of curvature;

Southwesterly, with an arc of a curve (Delta = 66° 36' 37", Radius = 125.00 feet, Arc length= 145.32 feet) a chord bearing and distance of S 16° 56' 54" W, 137.27 feet to a point on a curve to the right;

Southwesterly, with an arc of a curve (Delta = 03° 08' 29", Radius = 399.57 feet, Arc length= 21.91 feet) a chord bearing and distance of S 73° 38' 36" W, 21.91 feet to a point of curvature of a curve to the right;

Southwesterly, with an arc of a curve (Delta = 00° 24' 36", Radius = 9269.81 feet, Arc length= 66.34 feet) a chord bearing and distance of S 75° 25' 09" W, 66.34 feet to a point of curvature of a curve to the left;

Southwesterly, with an arc of a curve (Delta = 112° 28' 00", Radius = 48.92 feet, Arc length= 96.02 feet) a chord bearing and distance of S 19° 23' 27" W, 81.33 feet to a point of tangency;

S 36° 50' 33" E, a distance of 16.90 feet to a point of curvature of a curve to the right;

Southeasterly, with an arc of a curve (Delta = 02° 37' 27", Radius = 1243.58 feet, Arc length= 56.96 feet) a chord bearing and distance of S 34° 38' 20" E, 56.95 feet to a point of tangency;

Southeasterly, with an arc of a curve (Delta = 03° 44' 39", Radius = 665.68 feet, Arc length= 43.50 feet) a chord bearing and distance of S 31° 27' 17" E, 43.49 feet to a point of curvature;

Southeasterly, with an arc of a curve (Delta = 02° 12' 34", Radius = 1296.72 feet, Arc length= 50.00 feet) a chord bearing and distance of S 28° 28' 40" E, 50.00 feet to a point of curvature;

Southeasterly, with an arc of a curve (Delta = 01° 42' 41", Radius = 394.59 feet, Arc length= 11.79 feet) a chord bearing and distance of S 26° 31' 03" E, 11.79 feet to a point of curvature;

Southeasterly, with an arc of a curve (Delta = 01° 41' 41", Radius = 1294.18 feet, Arc length= 38.28 feet) a chord bearing and distance of S 24° 48' 51" E, 38.28 feet to a point of tangency;

S 23° 58' 01" E, a distance of 15.26 feet to a point of curvature of a curve to the right;

Southeasterly, with an arc of a curve (Delta =  $7^{\circ} 25' 35''$ , Radius = 268.67 feet, Arc length= 34.82 feet) a chord bearing and distance of S  $26^{\circ} 11' 51''$  E, 34.80 feet to a point of tangency;

S  $29^{\circ} 54' 38''$  E, a distance of 3.65 feet to a point of curvature of a curve to the left;

S  $35^{\circ} 19' 55''$  E, a distance of 95.64 feet to a point;

S  $23^{\circ} 37' 16''$  E, a distance of 98.54 feet to a point of curvature to the left;

Southeasterly, with an arc of a curve (Delta =  $90^{\circ} 00' 00''$ , Radius = 25.00 feet, Arc length= 39.27 feet) a chord bearing and distance of S  $68^{\circ} 37' 16''$  E, 35.36 feet to a point of tangency;

S  $23^{\circ} 37' 16''$  E, a distance of 59.69 feet to a point of curvature of a curve to the left;

N  $66^{\circ} 29' 48''$  E, a distance of 96.35 feet to a point;

S  $23^{\circ} 30' 12''$  E, a distance of 101.14 feet to a point on a curve to the left;

Southwesterly, with the arc of said curve (Delta =  $01^{\circ} 50' 24''$ , Radius = 735.00 feet, Arc length= 23.60 feet) a chord bearing and distance of S  $66^{\circ} 39' 18''$  W, 23.60 feet to a point of tangency;

S  $65^{\circ} 44' 06''$  W, a distance of 365.95 feet to a point;

N  $24^{\circ} 15' 54''$  W, a distance of 852.06 feet to a point;

N  $52^{\circ} 13' 39''$  E, a distance of 45.24 feet to a point;

N  $49^{\circ} 02' 51''$  W, a distance of 62.01 feet to a point;

N  $40^{\circ} 52' 02''$  W, a distance of 62.10 feet to a point;

N  $33^{\circ} 05' 05''$  W, a distance of 55.51 feet to a point;

N  $24^{\circ} 57' 49''$  W, a distance of 68.55 feet to a point;

N  $16^{\circ} 19' 34''$  W, a distance of 62.10 feet to a point;

N  $09^{\circ} 40' 12''$  W, a distance of 30.69 feet to a point;

S  $80^{\circ} 54' 34''$  W, a distance of 165.00 feet to a point;

N  $09^{\circ} 05' 26''$  W, a distance of 110.00 feet to a point;

N  $80^{\circ} 54' 34''$  E, a distance of 255.77 feet to a point of curvature of a curve to the right;

Southeasterly, with the arc of said curve (Delta =  $90^{\circ} 40' 32''$ , Radius = 20.00 feet, Arc length = 31.65 feet) a chord bearing and distance of S  $53^{\circ} 45' 09''$  E, 28.45 feet to a point;

N  $80^{\circ} 22' 09''$  E, a distance of 50.00 feet to a point on the arc of a curve to the right;

Northeasterly, with the arc of said curve (Delta =  $89^{\circ} 19' 28''$ , Radius = 20.00 feet, Arc length = 31.18 feet) a chord bearing and distance of N  $36^{\circ} 14' 51''$  E, 28.12 feet to a point of tangency;

N  $80^{\circ} 54' 35''$  E, a distance of 18.13 feet to a point of curvature of a curve to the left; and,

Northeasterly, with the arc of said curve (Delta =  $13^{\circ} 02' 01''$ , Radius = 331.50 feet, Arc length = 75.41 feet) a chord bearing and distance of N  $74^{\circ} 23' 34''$  E, 75.25 feet to a northwesterly corner of said 4.660 acre tract;

Thence S  $22^{\circ} 52' 00''$  E, with the westerly line of said 4.660 acre tract, a distance of 257.23 feet to the Point of Beginning, and containing 9.397 acres of land, more or less.

This description was prepared from existing records only and should be used solely for zoning purposes.

213-003

**DESCRIPTION OF A 12.796 ACRE TRACT OF LAND  
SUB-AREA "B"**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township I, Range 16, United States Military Lands, and being 12.796 acres out of that original 110.490 acre tract of land as conveyed to Dominion Homes, Inc. by deeds of record in Instrument Number 200309260308722 and Instrument Number 200309260308723, all records can be found at the Recorder's Office, Franklin County, Ohio, said 12.796 acres being more particularly bounded and described as follows:

Beginning at the southwesterly corner of lot 43 of that subdivision entitled "Pleasant View Heights No. 2" of record in Plat Book 35, Page 118, being the southeasterly corner of that 4.660 acre tract as conveyed to Michael A. Ornstein, Trustee by deed of record in Instrument Number 200502180030603;

Thence S 85° 53' 22" E, with the southerly line of said "Pleasant View Heights No. 2", and a portion of the southerly line of that subdivision entitled "Pleasant View Heights" of record in Plat Book 19, Page 18, a distance of 498.81 feet to the northwesterly corner of lot 71 of that subdivision entitled "Kingswood Farm Section 2" of record in Plat Book 82, Page 19;

Thence S 03° 28' 26" W, with a portion of the westerly line of said "Kingswood Farm Section 2", a distance of 819.10 feet to a point;

Thence across said original 110.490 acre tract, the following courses;

N 86° 31' 34" W, a distance of 14.85 feet to a point of curvature of a curve to the left;

Southwesterly, with the arc of said curve (Delta = 25° 53' 56", Radius = 735.00 feet, Arc length= 332.23 feet) a chord bearing and distance of S 80° 31' 28" W, 329.41 feet to a point;

N 23° 30' 12" W, a distance of 101.14 feet to a point;

S 66° 29' 48" W, a distance of 96.35 feet to a point;

N 23° 37' 16" W, a distance of 59.69 feet to a point on a curve to the right;

Northwesterly, with an arc of a curve (Delta = 90° 00' 00", Radius = 25.00 feet, Arc length= 39.27 feet) a chord bearing and distance of N 68° 37' 16" W, 35.36 feet to a point of tangency;

N 23° 37' 16" W, a distance of 98.54 feet to a point;

N 35° 19' 55" W, a distance of 95.64 feet to a point;

N 29° 54' 38" W, a distance of 3.65 feet to a point of curvature of a curve to the right;

Northwesterly, with an arc of a curve (Delta = 7° 25' 35", Radius = 268.67 feet, Arc length= 34.82 feet) a chord bearing and distance of N 26° 11' 51" W, 34.80 feet to a point of tangency;

N 23° 58' 01" W, a distance of 15.26 feet to a point of curvature of a curve to the left;

Northwesterly, with an arc of a curve (Delta = 01° 41' 41", Radius = 1294.18 feet, Arc length= 38.28 feet) a

chord bearing and distance of N 24° 48' 51" W, 38.28 feet to a point of curvature;

Northwesterly, with an arc of a curve (Delta = 01° 42' 41", Radius = 394.59 feet, Arc length= 11.79 feet) a chord bearing and distance of N 26° 31' 03" W, 11.79 feet to a point of curvature;

Northwesterly, with an arc of a curve (Delta = 02° 12' 34", Radius = 1296.72 feet, Arc length= 50.00 feet) a chord bearing and distance of N 28° 28' 40" W, 50.00 feet to a point of curvature;

Northwesterly, with an arc of a curve (Delta = 03° 44' 39", Radius = 665.68 feet, Arc length= 43.50 feet) a chord bearing and distance of N 31° 27' 17" W, 43.49 feet to a point of curvature;

Northwesterly, with an arc of a curve (Delta = 02° 37' 27", Radius = 1243.58 feet, Arc length= 56.96 feet) a chord bearing and distance of N 34° 38' 20" W, 56.95 feet to a point of tangency;

N 36° 50' 33" W, a distance of 16.90 feet to a point of curvature of a curve to the right;

Northeasterly, with an arc of a curve (Delta = 112° 28' 00", Radius = 48.92 feet, Arc length= 96.02 feet) a chord bearing and distance of N 19° 23' 27" E, 81.33 feet to a point of reverse curvature;

Northeasterly, with an arc of a curve (Delta = 00° 24' 36", Radius = 9269.81 feet, Arc length= 66.34 feet) a chord bearing and distance of N 75° 25' 09" E, 66.34 feet to a point of curvature of a curve to the left;

Northeasterly, with an arc of a curve (Delta = 03° 08' 29", Radius = 399.57 feet, Arc length= 21.91 feet) a chord bearing and distance of N 73° 38' 36" E, 21.91 feet to a point of curvature of a curve to the right;

Northeasterly, with an arc of a curve (Delta = 66° 36' 37", Radius = 125.00 feet, Arc length= 145.32 feet) a chord bearing and distance of N 16° 56' 54" E, 137.27 feet to a point;

N 39° 44' 47" W, a distance of 150.72 feet to the southerly line of a 4.660 acre tract in the name of Michael A. Ornstein, Trustee as described in IN 200502180030603;

Thence N 82° 06' 48" E along the southerly line of said 4.660 acre tract a distance of 252.42 feet to the Point of Beginning, and containing 12.796 acres of land, more or less.

This description was prepared from existing records only and should be used solely for zoning purposes.



**MAP ID: C**

**DATE: 12/2/13**



Scale = 340



Real Estate / GIS Department

**SUBAREA A**  
**PUD PLAN NOTES:**

1. The street alignments shall be developed as shown on this plan, however, they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site data established at the time of development and engineering plans are completed. The Director of Development or the Director's designee may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.
2. Homes may be used as model homes for the purpose of marketing and sales. A manufactured modular building or a model home with parking may be used as a sales office during the development of the project and the construction of homes therein.
3. The developer shall install one street tree per dwelling unit and two street trees per corner dwelling unit. Street trees shall be installed at regular intervals. Street trees shall be 2" caliper, minimum.
4. On private streets for detached single family homes, the minimum building setback shall be 20 feet measured from the centerline of the street. Minimum side yard building setback on corner lots shall be 20 feet measured from the centerline of the street and 20 feet measured from the centerline of the alley.
5. Private streets shall be at least twenty-two (22) feet in width. All alleys shall be private and shall be at least twelve (12) feet in width. Intersection details, including turning radii, will comply with the City of Columbus standards for 22' wide streets and 12' lanes as depicted on Sheet 2 of the Preliminary Development Plan.
6. Garages shall provide at least 2 enclosed spaces per dwelling unit. A maneuvering area of at least 20' shall be provided behind all garages. Garage footprints shall not exceed 720 square feet. Garage height shall not exceed 15 feet.
7. The structure identified on the Plan as "CH" is a clubhouse that may include changing rooms, restrooms, and space for residents to meet and gather, and may also be used as a sales office for the sale of homes during the development of the project. The configuration of the clubhouse and adjacent pool and deck area is representational and may have been modified or adjusted at time of construction.
8. Parking restrictions shall be controlled by appropriate signage displayed within the development and shall include that parking shall be limited to one side of the street and that no parking shall be permitted on either side of any street within 61' of street intersections and 42' within alley intersections. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the Condominium/Homeowner Association shall be established by the rules and regulations of the Condominium/Homeowner Association.
9. Signage regulating parking shall be installed consistent with City signage requirements for private streets and parking requirements shall be enforced through an agreement between the Condominium/Homeowner Association and a private towing company. Such agreement, together with the Association's governing documents, shall be filed with the City consistent with Columbus City Code 3320.15(A)(10).
10. Parking is not to be allowed anywhere but in garages, as designated on the Site Plan, on streets as set forth in Note 8 above, and in driveways where applicable. There will be no parking allowed in alleys in conjunction with Note 8 above. The owner, developer, their successors and assigns (including the Condominium/Homeowner Association) must provide and maintain adequate and proper signage to designate all no parking zones.

11. The owner, developer and/or the Condominium/Homeowner Association must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company(s), for any times/lengths, terms, etc., as the Association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement/removal/towing as required above. Towing agreements shall be filed with the Division of Fire, Fire Prevention Bureau upon execution of contract.
12. The owner, developer, or the Condominium/Homeowner Association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys.
13. Dwellings may be developed as condominium(s).
14. Setback from public roads to single family homes shall be a minimum of 25'.
15. Minimum separation between buildings shall be a least 6 feet.
16. Perimeter setbacks shall be as shown on the Plan.
17. Sidewalks will be installed along public street frontage and on at least one side of each private street within the development.

## LIMITATION TEXT

### L-R-2, Limited Single Family Residential

#### SUBAREA B

12.796 ± Acres

1. **Permitted Uses:** The following uses shall be permitted:
  - a) Detached single-family dwellings on platted lots as permitted in Section 3332.033, R-2, Residential District Use, along with all permitted accessory uses and structures incidental to a single-family dwelling.
  - b) Public and/or private open space areas, as depicted on the Plan.
2. **Development Standards:** Except as specified herein and as indicated on the Plan, the applicable development standards of Chapter 3332, Residential Districts, of the Columbus City Code shall apply.
  - A. **Density, Height, Lot and/or Setback Commitments.**
    - 1). Density: There shall be no more than 59 lots.
    - 2). Height: Height District shall be H-35.
    - 3). Lot: N/A
    - 4). Setback: N/A
  - B. **Access, Loading, Parking and/or Traffic Related Commitments.**
    1. The public street system within the L-R-2 area and vehicular access points to the L-R-2 area shall be depicted on the Plan, subject to minor adjustment consistent with final engineering and platting.
  - C. **Buffering, Landscaping, Open Space, and/or Screening Commitments.**
    1. Open space shall be provided as depicted on the Plan. Open Space areas are intended to be left in their natural state, other than containing landscaping and areas for storm water management. However, underground utility crossing(s) of open space is permitted, as is normal and customary maintenance of open space areas, including removal of dead, dying or diseased plant material.
    2. **Parkland Dedication.** The property that is the subject of this Limitation Text is a portion of a 104.9 ± acre property which was rezoned in 2004 (Z03-082, Ordinance No. 1035-2004), and further was part of a 22.27 ± acre property rezoned in 2005 (Z05-040, Ordinance No. 1528-2005). In the course of the prior, larger rezonings, applicable requirements of Chapter 3318, Parkland Dedication, Columbus City Code were met. The number of dwellings/lots allowed under this Limitation Text for the 12.796 ± acres to which it applies is less than the number previously allowed; therefore, there is no additional parkland dedication obligation.
    3. Street trees shall be provided along the new internal public streets at the rate of one (1) street tree per lot. Two (2) street trees shall be provided on corner lots, with one (1) street tree on each street frontage on the corner lot. Street trees shall be selected from tree species approved by the City Forester.
  - D. **Building Design and/or Interior-Exterior Treatment Commitments.**
    1. Houses with identical facades shall not be built adjacent to one another.

2. The minimum house size shall be 1200 square feet based on the definition for minimum net floor area for living quarters in Section 3303.13 Codes of the City of Columbus
3. No house shall be oriented on a lot with the rear of the house facing a public street.

**E. Dumpsters, Lighting, Outdoor Display Areas and/or Environmental Commitments.**

All new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.

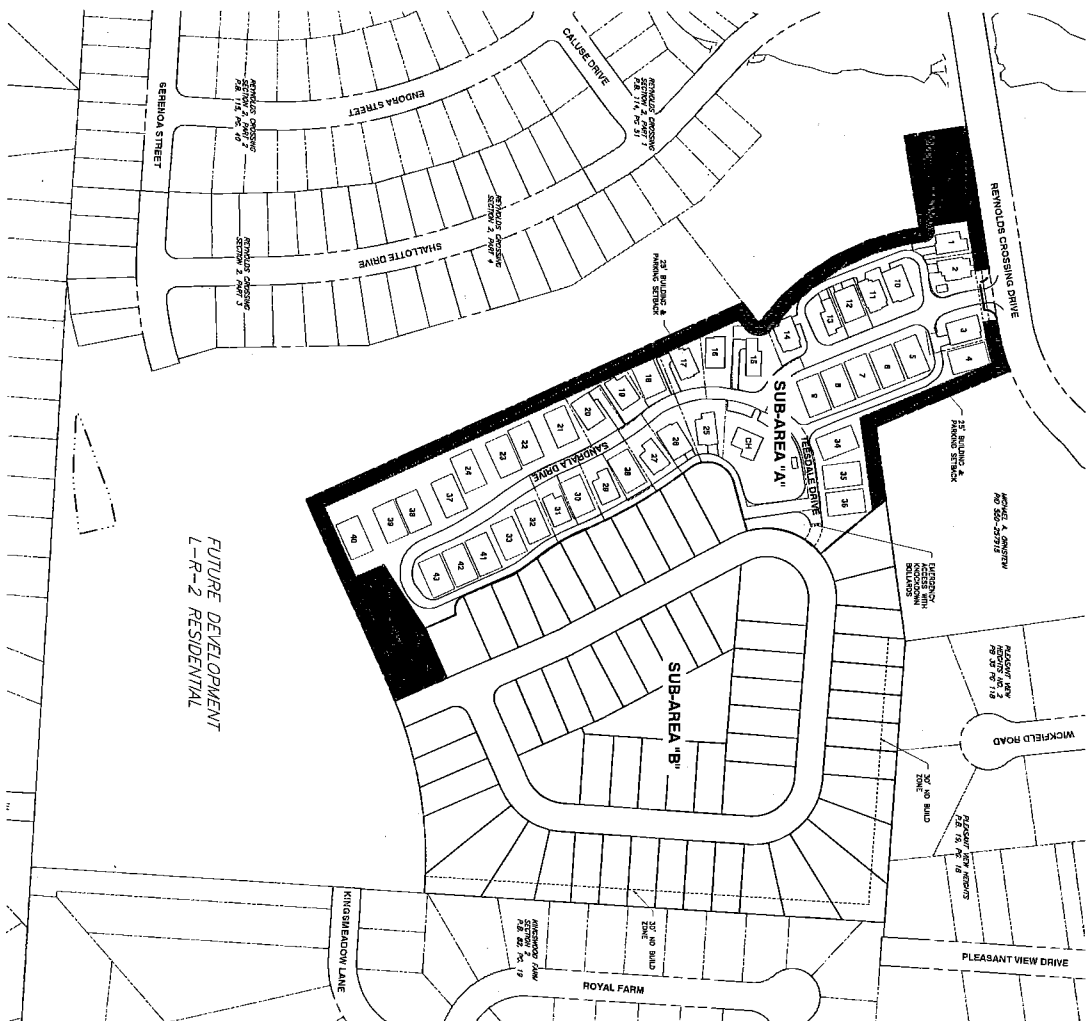
**F. Graphics and Signage Commitments.**

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the R-2, Residential District. Any variance to the applicable sign requirements of the R-2 District shall be submitted to the Columbus Graphics Commission.

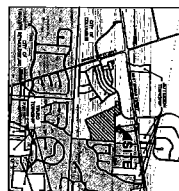
The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_



SITE DATA:	
SUBAREA: N*	P00-8
ZONING:	9.2/1 ACRES
SITE ACRES:	4.3 UNITS
DEVELOPING UNITS:	
DENSITY:	4.28 DU/AK
OFFICE SPACE REQUIRED:	800 SF/DU
4.3 DU, 1,800 SF/DU	=
34,600 SF	DTYPE ACRES
OFFICE SPACE PROVIDED:	2,041 ACRES
(SHEET 14 OF 15)	



## LEGEND

5/1/03

213-063

REVISION RECORD	
NO	DATE
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A horizontal scale bar with alternating black and white segments. It is labeled "SCALE IN FEET" at the top. Below the bar, the numbers "0", "100", and "200" are marked at the beginning, middle, and end respectively.

**Civil & Environmental Consultants, Inc.**  
6726 Odessa Place, Suite 100 • Columbus, OH 43260

PH: 614.540.8633 • 888.598.6808 • FAX: 614.540.6533  
www.cadinc.com

**DOMINION HOMES  
REYNOLDS CROSSING  
COLUMBUS, OHIO**

DRAWN BY:	TJH/djw	CAD APPROVED BY:	
DATE:	DECEMBER 2013	PROJECT NO.:	13-1-00
PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN/LIMITED RESIDENTIAL SITE PLAN		SUBMITTED TO:	
		SHEET	1 OF 2
		<b>SP-01</b>	

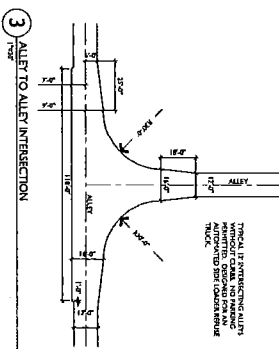
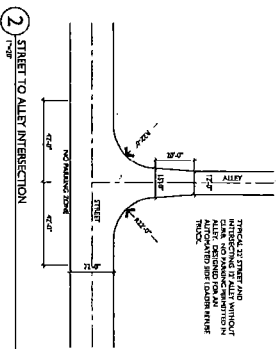
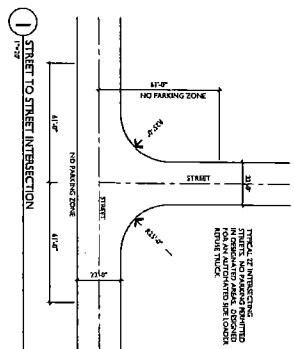
**SP-01**



**SUB-AREA 'A'**

**PUD PLAN NOTES:**

1. THE STREET LAYOUT SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, INCLUDING THE PAVED SURFACE, SIDEWALKS, AND CURBS. THE STREET LAYOUT SHALL BE DEVELOPED AS SHOWN ON THIS PLAN, INCLUDING THE PAVED SURFACE, SIDEWALKS, AND CURBS.
2. THE DEVELOPER SHALL INSTALL ONE STREET LIGHT AND ONE STREET SIGN AT EACH CORNER OF THE STREET AND AT THE INTERSECTION OF THE STREET WITH THE ADJACENT STREET.
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NOTES:  
1. ALL ALLEY LINES SHALL BE AT LEAST 12" WIDE. PARKING, NO PARKING, AND NO PARKING ZONE SHALL BE MAINTAINED FOR ALL PARKING STALLS AND ZONES.  
2. PARKING RESTRICTIONS SHALL BE CONTINUED BY THE DEVELOPER AND SHALL INCLUDE THAT PARKING IS LIMITED TO ONE SIDE OF THE STREET, BEHIND THE CURB, AND SHALL BE MAINTAINED FOR ALL PARKING STALLS AND ZONES.  
3. THE DEVELOPER SHALL MAINTAIN THE EXISTING PARKING STALLS AND ZONES AND SHALL MAINTAIN THE EXISTING PARKING STALLS AND ZONES.

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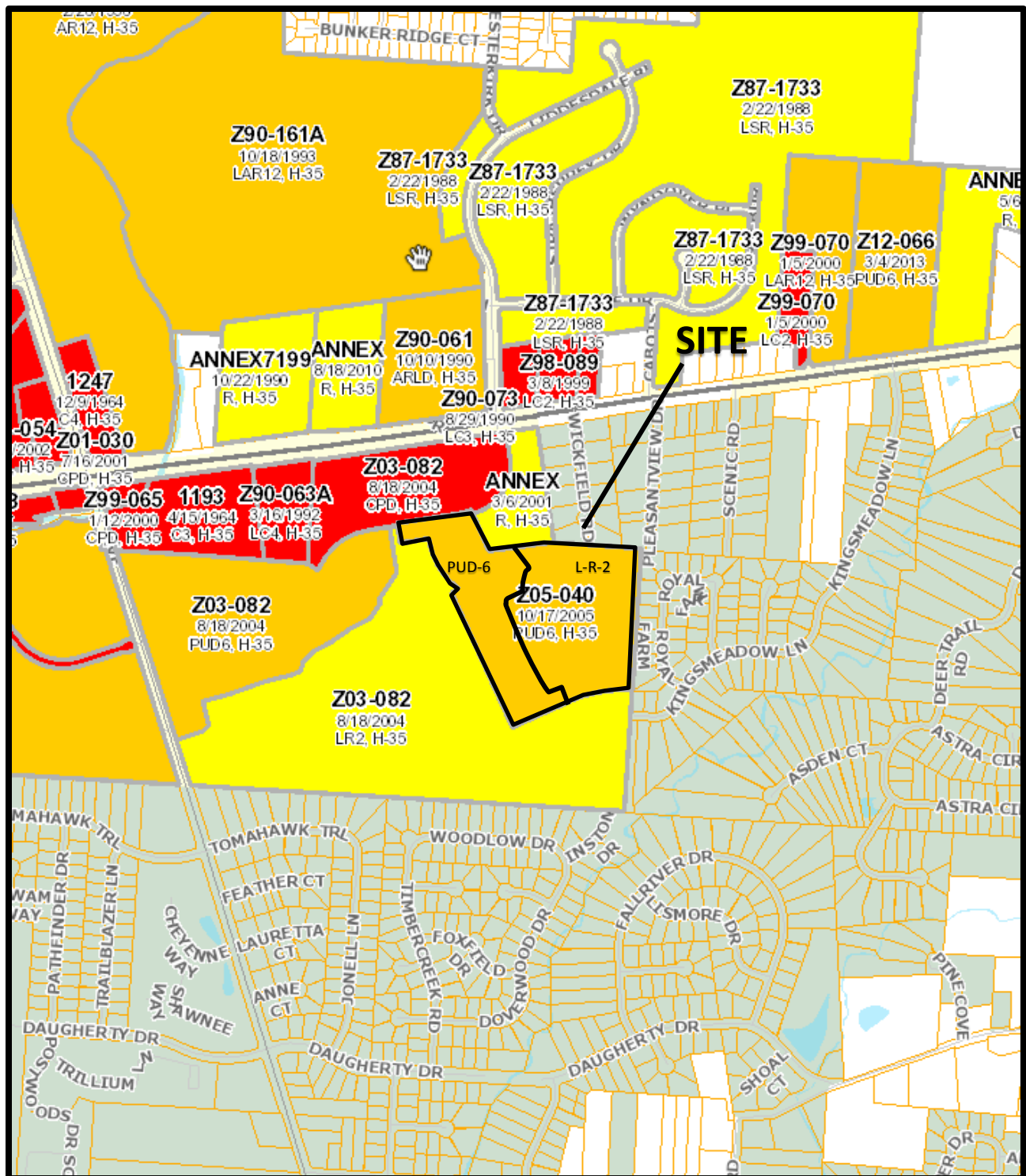
**Civil & Environmental Consultants, Inc.**

7810 Old Main Road, Suite 100 • Columbus, OH 43240  
714.714.0000 • www.civilandenvironmental.com

**DOMINION HOMES  
REYNOLDS CROSSING  
COLUMBUS, OHIO**

DATE: DECEMBER 2013  
SCALE: 1"=100'  
SHEET: 131-2-40  
PROJECT: PLANNED UNIT DEVELOPMENT  
REYNOLDS CROSSING, OHIO

**SP-02**



Z13-063

7345 Reynolds Crossing Drive

Approximately 22.19 acres

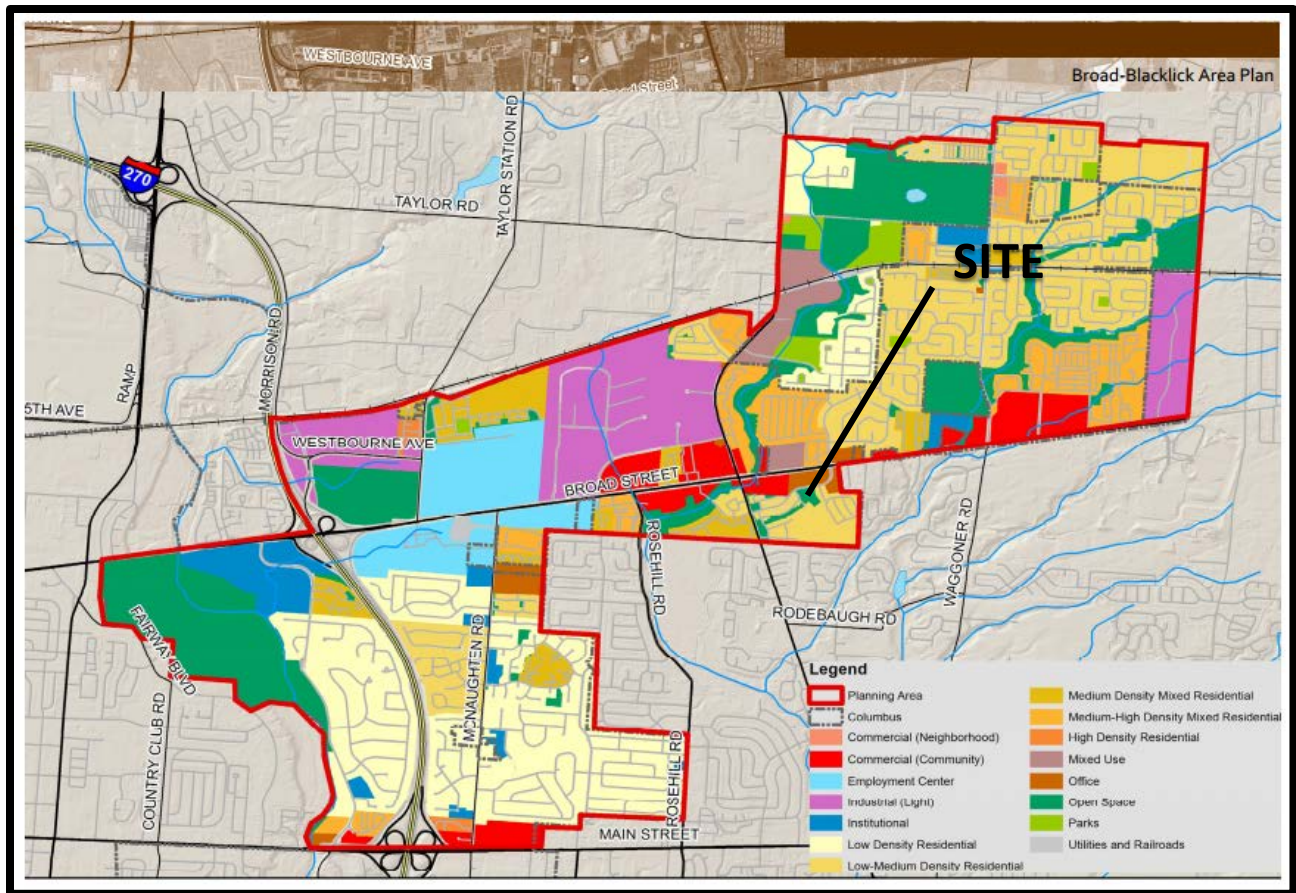
Request: PUD-6 to PUD-6 and L-R-2





Z13-063  
7345 Reynolds Crossing Drive  
Approximately 22.19 acres  
Request: PUD-6 to PUD-6 and L-R-2





Z13-063

7345 Reynolds Crossing Drive

Approximately 22.19 acres

Request: PUD-6 to PUD-6 and L-R-2